

DEVELOPMENT SCORING SHEET							
Date of Application:				Rental Housing Tax Credit (RHTC) Request			
Development Name:				RHTC Special Needs Credit Request			
Development City:				IFHA HOME Request			
Development County:				Multi-family Tax Exempt Bond Request			
Set Aside(s):				Trust Fund Request			
Number of Units:				501 (c)3 Bond Request			
	Pts.	self score	IHFA use				
1. Constituency Served							
<u>A. Serves Mixed Income Tenants</u>							
% @30% Area Median Income							
1. 5 -10%	2						
2. 11%-+	5						
% @40% Area Median Income							
1. 15-20%	2						
2. 21%-+	5						
% @50% Area Median Income							
1. 20-30%	2						
2. 31-50%	5						
3. 51% or more	10						
<u>B. Market Rate Units</u>							
1. 5-10%	2						
2. 11%-+	5						
<u>C. Population w/Special Needs</u>							
1. Homeless Transitional	0-5						
2. Persons with Disabilities	0-5						
Subtotal	35	0	0				
2. Development Characteristics							
<u>A. Unit Types</u>							
1. 30% units 2 bedrooms, or	2						
2. 50% units 2 bedrooms	5						
3. 20% units 3 bedrooms, or	2						
4. 30% units 3 bedrooms	5						
5. 5% units 4 bedrooms	2						
6. 10% units 4 bedrooms	5						
<u>B. Development Design</u>							
1. Design/Amenity/Quality	5						
<u>C. Unit Size</u>							
1. Efficiency/0 BR - >375 sq. ft.	1						
2. 1 BR - >675 sq. ft.	1						
3. 2 BR - >875 sq. ft.	1						
4. 3 BR - > 1075 sq. ft.	1						
5. 4 or more BR - > 1275 sq. ft.	1						
<u>D. Existing Structure</u>							
1. % of total sq. ft. converted							
20%	1						
40%	2						
60%	3						
80%	4						
100%	5						
2. Utilizes Historic Tax Credits	2						
3. 50%(+) of units Federally assisted in danger	3						
<u>E. Energy Efficiency Requirements</u>							
	1						
Subtotal	36	0	0				

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3. Financing									
A. Government Participation	3								
B. Cost per unit									
1. Historic Rehabilitation (\$85,000)	2								
2. New Construction (\$70,000)	2								
3. Substantial Rehabilitation (\$75,000)	2								
4. Single Family (Infill) Scattered Site(\$90,000)	2								
Subtotal	5	0	0						
4. Market									
A. Difficult to Develop Area - QCT's	2								
B. Local Housing Needs	3								
C. Subsidized Housing Waiting List	3								
D. Economic Development	2								
E. Community & Neighborhood Prev	3								
F. Lease Purchase	2								
Subtotal	15	0	0						
5. Other									
A. Minority/Women Participation	2								
B. Unique Features	3								
C. Services	2								
1. Commitments for 3 years									
2. Commitments for 4 or more years									
D. Readiness to Proceed	2								
Subtotal	9	0	0						
Total Development Score	100	0	0						